

An  
Coimisiún  
Pleanála

Commission Order  
PL-500017-DF

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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0649E**

**Appeal** by Nicholas and Róisín McCormack against the decision made on the 10<sup>th</sup> day of September, 2025 by Fingal County Council to grant, subject to conditions, a permission to John and Tamsin Watson in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a new part single storey, part two-storey extension to side of existing dwelling, including a kitchen/dining extension, garage and storage room on ground level and two number bedrooms and en-suite on the first-floor level. A portion of the new first floor extension shall be constructed over an existing single storey extension to the side of the house. The first-floor level will also include an external terrace area over the garage flat roof, along with minor internal modifications and all associated site works, at 1 Knightgate Crescent, Rush, County Dublin.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the provisions of the Fingal Development Plan 2023 – 2029, to the location of the site and to the design and scale of the proposed development, and having regard to the information submitted with the application and the appeal, it is considered that, subject to compliance with conditions set out below, the proposed development would be in accordance with the requirements of the Development Plan as it relates to residential extensions, would not be injurious to the general amenity and architectural quality of the area and would not seriously injure the visual or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. (a) The proposed double glass doors providing access from proposed bedroom five to the proposed terrace and the proposed glazed balustrade screen around the terrace are not hereby permitted and shall be omitted from the design.
- (b) The proposed easternmost front elevation window for proposed bedroom five shall be formed of permanently obscured glazing.
- (c) The proposed ground floor window serving the proposed storage area shall be formed of permanently obscured glazing.

Prior to the commencement of development, the developer shall submit revised plans providing for compliance with the aforementioned for the prior written approval of the planning authority. Said plans may provide for a window of similar dimensions to the other windows proposed for the first-floor gable to replace the gable elevation glass doors.

**Reason:** To preserve the privacy and amenities of the residents of the area and to cater for orderly development.

3. The roof of the proposed garage shall not be used as a terrace, balcony, garden or similar amenity area.

**Reason:** To preserve the privacy and amenities of the residents of the area and to cater for orderly development.

4. The garage shall be used solely for use incidental to the enjoyment of the dwelling house and shall not be used for human habitation or sold, rented or otherwise transferred or conveyed independently of the house and shall not be used for the carrying on of any trade or business.

**Reason:** In the interest of the proper planning and sustainable development of the area.

5. The external finishes shall be as indicated on the submitted drawings and shall harmonise in colour and texture with the existing premises.

**Reason:** In the interest of visual amenity.

6. All bathroom/en-suite windows shall be fitted and permanently maintained with obscure glazing. The use of film is prohibited.

**Reason:** In the interest of residential amenity.

7. Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann.

**Reason:** In the interest of orderly development.

8. Surface water arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

9. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the residential amenities of property in the vicinity.

10. (a) All necessary measures shall be taken by the Applicant/Developer to prevent the spillage or deposit of any materials, including clay, rubble, or other debris on adjoining roads during the course of the development. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the developer's own expense.
- (b) The developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road, arising from the construction work and shall either make good any damage to the satisfaction of the planning authority or pay the planning authority the cost of making good such damage upon issue of such a requirement by the planning authority.

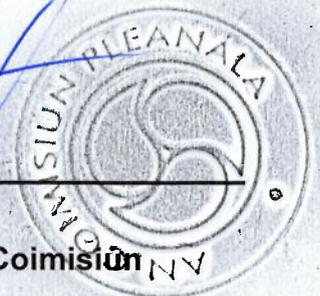
**Reason:** To protect the amenities of the area.

11. (a) No gate shall open across a public footpath/roadway.
- (b) No objects, structures, landscaping or planting shall be placed or installed within the visibility splays (as defined by Design Manual for Urban Roads and Streets (DMURS) and as per the submitted site plan) exceeding a height of 900 millimetres; which would interfere or obstruct (or could obstruct over time) the required visibility splays.
- (c) Any works to the public footpath, verge and road carriageway to facilitate the development and any repairs to the public footpath, verge and road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the planning authority's standards for taking-in-charge and to the satisfaction of the planning authority.

**Reason:** In the interests of traffic and pedestrian safety and to cater for orderly development.

12. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



**Tom Rabbette**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this 5<sup>th</sup> day of Feb, 2026.